

SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 301
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0596

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Site Development Plan

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

SITE DEVELOPMENT PLAN

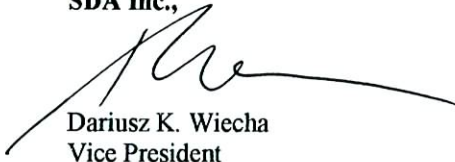
We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

**ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC**